



For Sale

Retail Premises with Living Accommodation

9/9a Westholme Terrace
Grangetown
Sunderland
SR2 9QA

- Suburban terraced retail property
- Frontage to very busy Ryhope Road
- Self-contained living accommodation above
- Ground floor formerly occupied as Newsagents
- Living accommodation recently refurbished
- Would suit owner occupier/Investor

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Westholme Terrace forms part of Ryhope Road which is a main arterial route leading in and out of Sunderland City Centre from the South close to the Grangetown Shopping area. It forms part of a terrace of 10 properties, 7 of which are residential dwellings and the remainder arranged as retail units on the ground floor with separate residential accommodation above.

Description

The property is of 2 storey brick and slate construction having a 2 storey brick and slate offshoot extension to the rear. The ground floor comprises vacant former newsagents. The living accommodation has separate access from Westholme Terrace and provides 2 bedroomed living accommodation on the first floor which has recently been refurbished. There is a small external yard to the rear with car port and external WC.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GROUND FLOOR		
Sales Area	494	45.89
Ancillary	240	22.30
Entrance Lobby to living accommodation		
FIRST FLOOR		
Living Room, 2 bedrooms, kitchen, WC & Bathroom		
Totalling	614	57.04
Externally		
Small enclosed yard with car port and external WC		

Tenure

We are advised of the property is Freehold.

Asking Price

Offers in the region of **£115,000 (one hundred and fifteen thousand pounds)**

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

The property is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£4,650**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

The First Floor Living Accommodation falls within **Council tax Band A**.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4067 EPC

Ground Floor Energy Rating 124/E
First Floor Living Accommodation
Energy Rating 64/D



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